



Westfield–Washington Township Advisory Plan Commission Minutes of the June 17, 2019 APC Meeting

Presented for approval: July 1, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 17, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Ginny Kelleher, Andre Maue, Dave Schmitz, and Robert Smith.

Members Absent: Robert Horkay, Scott Willis, and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; and Chris Engel with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve June 3, 2019 meeting minutes as written.

Motion: Smith; Second: Maue. Motion passed. Vote: 6-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1906-DDP-09

Goddard School

Southwest of the Intersection of State Road 32 and Austrian Pine Way

Lynn Newkirk by Weihe Engineers requests Detailed Development Plan review for a 11,100 square foot daycare/preschool on approximately 1.53 acres +/- in the Maple Knoll PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion: Approve Consent Agenda (1906-DDP-09) with the following conditions:

1. That the Secondary Plat (1906-SFP-33) associated with this development plan be signed and recorded at the Hamilton County Recorder's Office prior to the issuance of an Improvement Location Permit.
2. That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

Motion: Kelleher; Second: Smith. Motion passed. Vote: 6-0.

ITEMS OF BUSINESS

1904-PUD-06

Westfield High School PUD (Council Modifications)

18250 N. Union Street

Westfield Washington Schools requests a change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd overviewed this modified request to the PUD to allow for images on the football stadium's electronic wall sign to change every 15 seconds.

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No Commission comments.

Motion: Approve 1904-PUD-06.

Motion: Smith; Second: Schmitz. Motion passed. Vote: 6-0.

1812-ODP-23
1812-SPP-23

Westfield Center
701 E. Main Street

Evergreen Investment Corp by Sea Group LLC requests Overall Development Plan and Primary Plat approval of 6 commercial lots on approximately 13.285 acres +/- in the Westfield Center PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd overview this request for an Overall Development Plan and Primary Plat approval. He added that the City Council is interested in the timing of the pathway connection to the Midland Trace Trails. He said the plan is to install the pathway/connection by fall of 2019.

No Commission comments.

Motion: Approve 1812-ODP-23 & 1812-SPP-23 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the approval of a Secondary Plat.

Motion: Maue; Second: Kelleher. Motion passed. Vote: 6-0.

PUBLIC HEARING ITEMS

1907-PUD-16
[PUBLIC HEARING]

Grand Park Fieldhouse PUD Amendment III (Ord. 19-20)
200 E. 186th Street

Indiana Recovery Facilities, LLC requests an amendment to the Grand Park Fieldhouse PUD District to modify the development standards for an external storage tank on approximately 8.07 acres +/- in the Grand Park Fieldhouse PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request to install a nitrogen tank on the front of the Pacers Athletic Center and its proposed screening.

Petitioner Konnie Komarovsky summarized the proposed plans for screening the tank using a combination of masonry, chain-link fencing, and fabric that would display the Pacers Athletic Center logo.

Public Hearing for 1907-PUD-16 opened at 7:12 p.m.

No public comments.

Public Hearing for 1907-PUD-16 closed at 7:13 p.m.

Hoover voiced concern with the chain-link fence and fabric components of the proposed screening. He said this proposed screening doesn't meet the intent of the ordinance.

Petitioner and business associate Billy Bunkowfst, Director of Operations of the Pacers Athletic Center, responded that the chain-link would provide for the required 50% ventilation and the fabric wrap would be customizable.

Kelleher asked who would be in control of the logo and if the chain-link fence would be the color black.

Komarovsky said the landlord, Pacers Athletic Center, would have final approval of the logos. He also confirmed that the color of the fence would be black.

Hoover requested a sample of the screening fabric.

Komarovsky said the screening would be similar to that around the baseball fields in Grand Park.

Graham asked, in regard to the required 50% ventilation, why couldn't the entrance side be constructed with all brick.

Komarovsky responded that they could add brick to the east side of the wall, but still would need to maintain the necessary ventilation ratio, for safety purposes.

Maue asked if louvres could be used for ventilation.

Komarovsky replied that there is flexibility in the design of the screening.

Graham said that he felt there are ways to screen using more purposeful and aesthetically pleasing design other than chain-link fencing with fabric. He said he had concerns about the noise level associated with filling the nitrogen tank and wants this to be a consideration.

Kelleher suggested carrying limestone base around the sides and incorporating louvers.

Hoover restated that something other than chain link is preferred.

Smith said there is quite a bit of work still needed on this proposal.

ITEMS CONTINUED TO A FUTURE MEETING

1906-PUD-14

Fox Hollow PUD

1111 E. 156th Street

Noah Herron by 40th Parallel Surveying LLC requests a change in zoning of 8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Fox Hollow PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1906-SPP-10

Fox Hollow (Monon Hills)

1906-ODP-10

1111 E. 156th Street

Noah Herron by 40th Parallel Surveying LLC requests Primary Plat and Overall Development Plan review of 4 Single-Family Lots on approximately 8 acres +/- in the (pending) Fox Hollow PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1906-PUD-13

Springmill Trails PUD Amendment: Gristmill Crossing Commercial Area

Northwest Corner of SR 32 and Ditch Road

William Tres Development requests an amendment to approximately 73.5 acres +/- of the Springmill Trails PUD to accommodate commercial development.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1904-PUD-08

Urban Vines PUD

303 East 161st Street

Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

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1904-PUD-05**iBeach31 at Grand Park PUD**

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1905-ZOA-01**Unified Development Ordinance Amendment**

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Hoover. Motion passed. Vote: 6-0.

Meeting adjourned at 7:29 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary